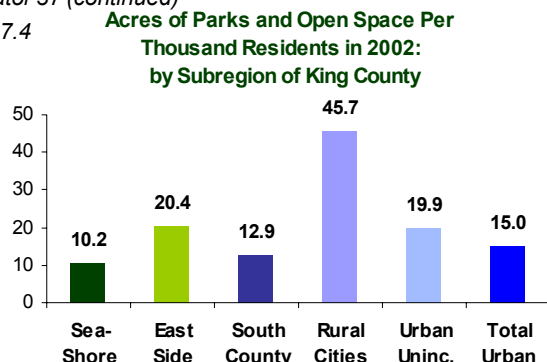


Indicator 37 (continued)

Fig. 37.4



- The sub-regions differ considerably in the amount of parks and open space per resident.
- The rural cities have an abundance of park land per resident. Some of these are regional parks (formerly owned or managed by King County) that serve residents from the urban sub-regions, as well as local residents.
- The Eastside and unincorporated urban areas also have generous amounts of parkland. Sea-Shore and South County have considerably less acreage in parks and open space than the East and Rural areas.

Outcome: Balance Jobs and Household Growth

Indicator 38: Ratio of Jobs to Housing in King and Surrounding Counties



Countywide Planning Policy Rationale

"Growth management involves planning for economic and population growth, determining where new jobs and housing should go... in accordance with the ability to provide infrastructure and services....All jurisdictions shall indicate planned employment capacity and targeted increases in employment for 20 years inside and outside Urban Centers." (CPP IB & LU 68. See also LU 66-67.)

This indicator monitors the balance between employment growth and housing growth in the four-county region. This year data is also included on the jobs-housing balance in the King County sub-regions, and in the Urban Centers of King County. The four-county comparison uses "non-agricultural employment" figures which are available at the County level for 2003. The data internal to King County uses "covered employment" figures which are available for local geographic units for 2002.

There is no benchmark target for the "right" ratio of jobs to housing. For the U.S., the average in 2002 was about 1.3 jobs per housing unit. An acceleration in either housing growth or employment growth in a particular area could signal that the current balance is changing, and should be closely monitored.

A goal of growth management is to encourage the development of housing in proximity to job growth. The strategy of balancing housing and job growth is intended to reduce the need for long commutes, and to keep living and working communities easily accessible to each other. However, when job growth occurs it often takes several years for sufficient housing to be built in the growing area.

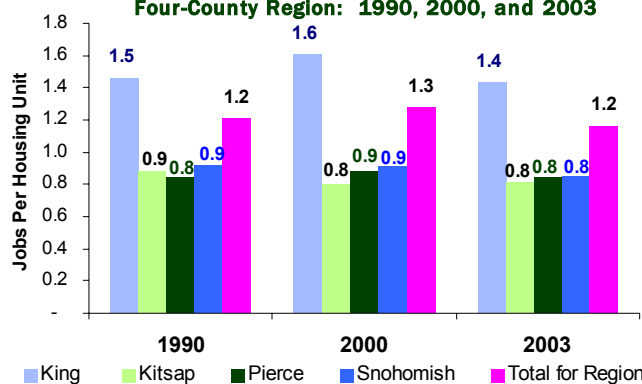
Key Trends

Four County Region

- King County has historically been the job center for the four-county region, and it continues in that role. It currently has just over 1.4 jobs per housing unit.
- A net loss of jobs in the region since 2000 means a lower ratio of jobs to housing overall. However, the balance in each county has changed only slightly since 1990. Pierce County's jobs-housing ratio remained the same as in 1990, while the other counties' ratios have dropped by small amounts.

Fig. 38.1

Number of Jobs Per Housing Unit in the Four-County Region: 1990, 2000, and 2003

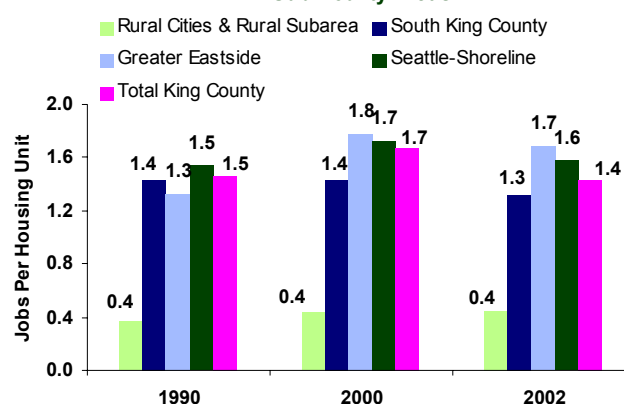


Note: The County-level ratios in Fig. 38.1 are based on "Non-agricultural Employment" data which is available for 2003, but not at the sub-regional level. The ratios for the sub-regions in Fig. 38.2 are based on "Covered Employment" for 2002. The total King County jobs-housing ratio is slightly different depending on which source is used.

Sub-Regions of King County

Fig. 38.2

Ratio of Jobs to Housing Units in the Sub-County Areas



- There have been some significant shifts in the ratio of jobs to housing among the four King County sub-regions. The Eastside has gained the highest proportion of jobs since 1990, raising its ratio from 1.3 jobs per housing unit in 1990 to 1.7 jobs per housing unit in 2002.
- At 1.7 jobs per housing unit the Eastside now has a higher ratio than the 1.6 jobs per housing unit in Sea-Shore sub-region.

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Metropolitan King County Countywide Planning Policies Benchmark Program

Indicator 38 (continued)

- Sea-Shore's ratio rose just slightly - from 1.5 jobs per housing unit in 1990 to 1.6 jobs per housing unit in 2002.
- Recent layoffs have led to a slightly lower jobs-housing ratio in the South County in 2002 compared to 1990.

Urban Centers

- In most cases, the ratio of jobs to housing is much higher in the urban centers than in the County overall. Since the Urban Centers are intended to be centers of commercial activity and employment, this is not unexpected.
- Urban Centers are also meant to have a significant residential component in order to house local workers, and workers who commute by public transportation to other areas.
- Urban Centers with relatively high ratios of jobs to housing may need to encourage more residential growth to house local workers, and to fulfill the purpose of the centers.

- More local residents are likely to improve the commercial vitality of the centers, and to provide sufficient density for good public transportation.

Fig. 38.3

Jobs-Housing Ratio in Urban Centers			
City	Total Hsg Units in 2003	Employment: March 2002	Jobs / Housing Ratio (Jobs per housing unit)
Auburn**	900	3,102	3.4
Bellevue	3,569	27,914	7.8
Federal Way***	846	3,886	4.6
Kent	570	3,302	5.8
Kirkland/Totem Lake**	2,944	12,634	4.3
Redmond	1,276	12,845	10.1
Renton	1,045	14,327	13.7
SeaTac	4,082	8,631	2.1
Seattle	55,221	254,016	4.6
First Hill/Capitol Hill	23,587	38,619	1.6
Downtown	16,054	156,473	9.7
Northgate	3,667	10,638	2.9
Seattle Center/ Lower Queen Anne	4,700	15,536	3.3
University	7,213	32,750	4.5
Tukwila	2	18,590	9,295.0
Total	70,455	343,511	4.9

Outcome: Maintain the Quality and Quantity of Natural Resource Lands

Indicator 39: Acres in Forest Land



Countywide Planning Policy Rationale

"Agricultural and forest lands are protected primarily for their long-term productive resource value. However, these lands also provide secondary benefits such as open space, scenic views and wildlife habitat." (CPP LU-1)

Measuring the number of acres in forest and farmland is a way to monitor any change in our natural resource lands over time. There are technical and definitional challenges in counting forest acreage that may cause minor differences in acreage from year to year. Despite these minor discrepancies, Indicator 39 will detect if there are any major declines in forest land that would be cause for concern.

It is not only the amount of land that is at stake, but the maintenance of its quality as a significant resource. Forest production is an important economic resource of the County, while the preservation of forest land provides many other benefits. It provides continuous habitat for many species of wildlife, it protects stream quality for salmon habitat, it improves air quality, and it provides aesthetic and recreational opportunities.

Key Trends

- King County has maintained its forest land with very little change in the total acreage of forest since 1995. Changes in the total are mainly due to more accurate measurement.
- This is a reversal of the trend set between 1972 and 1996 when King County forest cover decreased by 33%.

- The acreage changes between private and industrial are due to changes in the way non-public forest land is categorized (e.g. "industrial" now includes rail and mining companies, as well as forest product companies.)
- Overall, it appears that there has been some increase in government ownership due to transfer of ownership from private and industrial.

Fig. 39.1

(continued on page 15)

Acres of Forest Land in Various Categories				
	1995	2000	2002	2004
Forest Production District (FPD)				
Federal Ownership	337,000	336,000	351,000	352,400
State Ownership	83,000	89,000	90,400	92,200
Municipal and County Ownership	94,000	118,000	117,000	117,400
Industrial Ownership (Private)	310,000	281,000	236,000	236,400
NIPF* Ownership			21,000	15,600
Other (Water bodies, rights of way, etc.)			9,200	10,600
FPD Total	824,000	824,000	824,600	824,600
Rural Forest Focus Areas (RFFA)				
Federal Ownership			70	70
State Ownership			4,800	4,740
Municipal and County Ownership			7,400	8,440
Industrial Ownership (Private)			4,800	8,670
NIPF* Ownership			33,800	29,480
Other (Water bodies, rights of way, etc.)			1,430	1,500
RFFA Total**	45,000	53,000	52,300	52,900
	869,000	877,000	876,900	877,500
*NIPF = Non-Industrial Private Forest land. This land was reported in the "private / industrial ownership" category prior to 2002. Nearly all of the increase in industrial ownership and decline in NIPF ownership in 2004 reflects changes in classification rather than actual changes in ownership. **The increase in the total rural forest focus areas from 1995 to 2000 is due to improved G.I.S. measurement.				